

13.1 USES PERMITTED

No *By-Law* shall within any R3 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the R3 *uses* presented in Table 13.1:

TABLE 13.1: USES PERMITTED	
•	<i>an additional residential unit</i> within the <i>principal dwelling</i> or a detached <i>accessory building</i> on the <i>lot</i> , in accordance with the provisions of Section 5.6;
•	<i>an apartment dwelling</i> ;
•	<i>a boarding or lodging house</i> ;
•	<i>a converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with the provisions of Section 5.6;
•	<i>a home occupation</i> , in accordance with the provisions of Section 5.16;
•	<i>a multiple unit dwelling</i> ;
•	<i>a public use</i> in accordance with the provisions of Section 5.23;
•	<i>a street fronting townhouse</i> .

(Amended by By-Law 12-2024-Z)

13.2 ZONE PROVISIONS

No *By-Law* shall within any R3 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* unless the *lot* is served by a *municipal sewage system* and a *municipal water system* and is in accordance with the provisions presented in Table 13.2:

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units, Maximum	8 dwelling units per <i>dwelling</i>	1 <i>dwelling</i> per <i>lot</i>	no provision	
Lot Area, Minimum	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4 ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 420 m² (4,521 ft ²)	600 m² (6,458.6 ft ²)	150m² (1,614.6 ft ²) per <i>dwelling unit</i>	for units with an individual <i>garage</i> or <i>driveway</i> 280 m² (3,014 ft ²) per <i>dwelling unit</i> , with communal parking 185 m² (1,991.4 ft ²) per <i>dwelling unit</i>

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Lot Frontage, Minimum	8 m (26.2 ft) per dwelling unit or 11 m (36.1 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 18 m (59.1 ft)	20 m (65.5 ft)	30 m (98.4 ft)	20 m (65. ft)
Lot Depth, Minimum	30 m (98.4 ft)			
Front Yard, Minimum Depth	7.5 m (24.6 ft)			
Exterior Side Yard, Minimum Width				
Rear Yard, Minimum Depth	7.5 m (24.6 ft)		10 m (32.8 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end dwelling units	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a garage or carport is attached to or within the main building, or the lot is a corner lot, the minimum width shall be 1.5 m (4.9 ft).	6 m (19.7 ft), provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft).	
Setback, Minimum Distance from the Centreline of a County Road	20.5 m (67.3 ft)			
Lot Coverage, Maximum	35% of lot area			
Landscaped Open Space, Minimum	30% of lot area			

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Gross Floor Area per Roomer, Boarder or Dwelling Unit, Minimum	no provision	18.5 m ² (199.1 ft ²)	no provision	
Height of Building, Maximum	11 m (36.1 ft)		4 storeys	
Amenity Area, Minimum	no provision		40 m ² (430.6 ft ²) per dwelling unit	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.			

(Amended by By-Law 12-2024-Z)

(Deleted and Replaced by By-Law 21-2024-Z)

13.2.1 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT

Where more than one residential *building* is *erected* on a *lot*, a minimum *landscaped open space* of **6 m** (19.7 ft) shall be provided adjacent to the front of any exterior wall of the *building* containing a window to a habitable room. A *landscaped open space* of **3 m** (9.8 ft) shall be provided adjacent to a blank wall.

13.3 SPECIAL PROVISIONS**13.3.1 LOCATION: LOT 677, PLAN 955 (NORWICH VILLAGE) DUFFERIN STREET, R3-1 (KEY MAP 43)**

13.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-1 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling.

13.3.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-1 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* except in accordance with the following provisions:

13.3.1.2.1 HEIGHT OF BUILDING

Maximum

2 storeys

13.3.1.2.3 NUMBER OF DWELLING UNITS

Maximum	53
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13.3.1.2.4 That all the provisions of the R3 Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Deleted and Replaced by By-Law 21-2024-Z)

13.3.2 **LOCATION: PART LOT 631, PLAN 955 (NORWICH VILLAGE) TIDEY STREET, R3-2, (KEY MAP 44)**

13.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-2 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

a street fronting townhouse;
a home occupation.

13.3.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-2 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* except in accordance with the following provisions:

INTERIOR SIDE YARD

Minimum width for end <i>dwelling units</i>	1.5 m (4.9 ft), where an end <i>dwelling unit</i> abuts another end <i>dwelling unit</i> on a separate <i>lot</i> .
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13.3.2.2.2 That all the provisions of the R3 Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

13.3.3 **LOCATION: LOTS 518 & 519, PART OF LOT 517, PLAN 745, NORTH WEST CORNER OF ELGIN STREET EAST AND COOK STREET, VILLAGE OF NORWICH, R3-3 (KEY MAP 46)**

13.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-3 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

an apartment dwelling.

13.3.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R3-3 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

13.3.3.2.1 OFF STREET PARKING REQUIRED

Minimum	15 <i>parking spaces</i>
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13.3.3.2.2 MINIMUM WIDTH OF A PARKING SPACE WITH A WALL OR FENCE ADJACENT

Minimum width **2.7 m (8.9 ft)**

13.3.3.2.3 LOCATION AND SETBACK REQUIREMENTS FOR PARKING AREAS

Notwithstanding any other provision of this Zoning By-Law:

- i) A maximum of 2 *parking spaces* may be permitted in an *exterior side yard*.
- ii) Setback of a *parking area* from a *side* or *rear lot* line nil

13.3.3.2.4 LOT AREA FOR AN APARTMENT DWELLING

Minimum **146 m² (1,572 ft²) per dwelling unit**

13.3.3.2.5 NUMBER OF DWELLING UNITS

Maximum 11

13.3.3.3 That all of the provisions of the R3 Zone in Section 13.2 of this Zoning By-Law, as amended, shall apply; and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 01-2012-Z)

13.3.4 **LOCATION: S/W PORTION OF LOTS 552, 554 & 555, PT LTS 537 & 551, PLAN 745, PT LT 6, CONC. 4, MAIN STREET EAST (NORTH NORWICH), R3-4 (KEY MAP 46)**13.3.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

a multiple unit dwelling;
a semi-detached dwelling.

13.3.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

13.3.4.2.1 LOTS WITH MORE THAN ONE ZONE

Notwithstanding any provisions of this Zoning By-Law to the contrary, that with respect to this subsection, the provisions of Section 2.3 of this Zoning By-Law shall not apply.

13.3.4.2.2 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT

Minimum Landscaped Open Space
provided adjacent to any exterior wall nil

- 13.3.4.3 That all the provisions of the R3 Zone in Section 13.2 of this Zoning By-Law, as amended, shall apply, and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 05-2015-Z)

13.3.5 **LOCATION: LOT 561, PLAN 955, VILLAGE OF NORWICH, R3-5 (KEY MAP 43)**

- 13.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 13.1 of this Zoning By-Law.

- 13.3.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

13.3.5.2.1 SPECIAL PROVISION FOR APARTMENT DWELLING

13.3.5.2.1.1 REAR YARD

Minimum depth **7.5 m (24.6 ft)**

- 13.3.5.3 That all the provisions of the R3 Zone in Section 13.2 of this Zoning By-Law, as amended, shall apply, and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3-2017-Z)

13.3.6 **LOCATION: LOTS 113, 116, 118, PART LOTS 93-98, 119, PLAN 745 & PART 1, 41R-6025 (NORWICH), MAIN STREET WEST, R3-6 (KEY MAP 41)**

- 13.3.6.1 Notwithstanding any provisions of this By-law, no person shall within any R3-6 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

a maximum of 3 *apartment dwellings* consisting of a maximum of 120 *dwelling units*;
a maximum of 15 *single detached dwellings*;
a maximum of 3 *multiple unit dwellings* consisting of a maximum of 18 *dwelling units*;
a *long term care facility*, and;
an *assembly hall*.

- 13.3.6.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R3-6 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

13.3.6.2.1 OFF STREET PARKING REQUIRED

Minimum **350 *parking spaces***

13.3.6.2.2 LOT FRONTAGE

Existing at the date of passing of the Zoning By-law or created by a *boundary adjustment*

13.3.6.2.3 LOT DEPTH

Existing at the date of passing of the Zoning By-law or created by a *boundary adjustment*

13.3.6.2.4 LOT AREA

Existing at the date of passing of the Zoning By-law or created by a *boundary adjustment*.

13.3.6.2.5 SETBACK REQUIREMENTS FOR APARTMENT DWELLINGS

Minimum *setback* to the nearest *lot line* **10 m** (32.8 ft)

13.3.6.2.6 SETBACK REQUIREMENTS FOR MULTIPLE UNIT DWELLINGS

Minimum *setback* to the nearest *lot line* **5.7 m** (18.7 ft)

13.3.6.2.7 SETBACK REQUIREMENTS FOR SINGLE DETACHED DWELLINGS

Minimum *setback* to the nearest *lot line* **6.6 m** (21.6 ft)

13.3.6.2.8 SETBACK REQUIREMENTS FOR LONG TERM CARE FACILITY

Minimum *setback* to the nearest *lot line* **13.9 m** (45.6 ft)

13.3.6.2.9 LOT COVERAGE – MAXIMUM

No provision

13.3.6.2.10 LANDSCAPED OPEN SPACE – MINIMUM

No provision

13.3.6.2.11 GROSS FLOOR AREA – MINIMUM

No provision

13.3.6.2.12 AMENITY AREA – MINIMUM

No provision

13.3.6.2.13 ACCESSORY STRUCTURE

Notwithstanding the provisions of Section 5.1 of this By-law, *structures accessory* to a *permitted use* shall not be *permitted*, save one *accessory structure*, per *single detached dwelling*, located in a rear yard, to a maximum of **10 m²**. (107.6 ft²)

13.3.6.2.14 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT

For the purpose of subsection 13.3.6, Section 13.2.1 of this By-law shall not apply.

13.3.6.2.15 LOTS WITH MORE THAN ONE ZONE

For the purpose of subsection 13.3.6, Section 2.3 of this By-law shall not apply and a *lot*, for the purpose of calculating the *lot area* and *lot depth*, shall be the whole *lot* as defined in this By-law.

13.3.6.3 That all of the provisions of the R3 Zone in Section 13.2 of this By-law, as amended, shall apply; and further, that all provisions of the OS Zone in Section 23.2 of this By-law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 12-2019-Z)

13.3.7 LOCATION: LOTS 293 AND 341 AND PART LOT 343, PLAN 745, VILLAGE OF NORWICH, R3-7 (KEY MAP 42)13.3.7.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a street fronting townhouse

a home occupation in accordance with the provisions of Section 5.16 of this By-Law

13.3.7.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R3-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:13.3.7.2.1 For the purpose of this By-law, a *street fronting townhouse dwelling* within the R3-7 Zone may front on a private street.

13.3.7.2.2 NUMBER OF STREET FRONTING TOWNHOUSES

Maximum **28**

13.3.7.2.3 LOT AREA

Existing at the date of passing of the Zoning By-law or created by a *boundary adjustment*

13.3.7.2.4 LOT FRONTAGE

Existing at the date of passing of the Zoning By-law or created by a *boundary adjustment*

13.3.7.2.5 LOT DEPTH

Existing at the date of passing of the Zoning By-law or created by a *boundary adjustment*

13.3.7.2.6 EXTERIOR SIDE YARD

Minimum Width **5.2 m (17 ft)**

13.3.7.2.7 REGISTRATION OF CONDOMINIUMS

Internal *lot lines* created by the registration of a plan of condominium shall not be construed to be *lot lines* for the purpose of zoning regulations, provided that all such regulations as they apply to the whole of the *lot existing* prior to any condominium plan registration are observed.

13.3.7.3 That all of the provisions of the R3 Zone in Section 13.2 of this By-law, as amended, shall apply that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 15-2020-Z)

13.3.8 **LOCATION: PART LOT 9, CONCESSION 5 (NORTH NORWICH), R3-8 (KEY MAP 43)**13.3.8.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R3-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

all *uses permitted* in Section 12.1 of this Zoning By-Law
all *uses permitted* in Section 13.1 of this Zoning By-Law

13.3.8.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R3-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:13.3.8.2.1 RESIDENTIAL *USES PERMITTED* IN SECTION 12.1:

13.3.8.2.1.1 All provisions of the R2 Zone in Section 12.2 of this Zoning By-law shall apply.

13.3.8.2.2 SPECIAL PROVISIONS FOR A STREET FRONTING TOWNHOUSE

13.3.8.2.2.1 LOT COVERAGE

Maximum **40%**

13.3.8.3 That all the provisions of the R3 Zone in Section 13.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-law, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 16-2022)

13.3.9 **LOCATION: PART OF LOT 10, CONCESSION 4 (NORTH NORWICH) PART 1, 41R-10480 R3-9(H) (KEY MAP 41)**13.3.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R3-9(H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following:
all *uses permitted* in Section 13.1 of this Zoning By-Law.

13.3.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R3-9' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

13.3.9.2.1 LOT AREA

Minimum **92 m² (990.2 ft²) per dwelling unit**

13.3.9.2.2 GROSS FLOOR AREA

Minimum **38 m² (409 ft²) per dwelling unit**

13.3.9.2.3 HEIGHT OF BUILDING

Maximum **6 storeys**

13.3.9.2.4 OFF STREET PARKING REQUIRED

Minimum **1.4 parking spaces per unit**

13.3.9.2.5 HOLDING PROVISION

13.3.9.2.5.1 Where the symbol "H" appears on a zoning map following the zone symbol R3-9, those lands shall not be developed and no *buildings or structures* shall be erected or *altered* unless this By-Law has been amended to remove the "H" symbol.

13.3.9.2.5.2 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

To ensure the orderly development of lands and the adequate provision of municipal services, the "H" symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the "H" symbol shall be consistent with Section 36 of the Planning Act.

13.3.9.3 That all provisions of the 'R3' Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 02-2025-Z)

13.3.10 **LOCATION: PART OF LOT 10, CONCESSION 4 (NORTH NORWICH) PART 1, 41R-10480 R3-10(H) (KEY MAP 41)**

13.3.10.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R3-10(H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following:

all uses permitted in Section 13.1 of this Zoning By-Law.

13.3.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R3-10' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

13.3.10.2.1 HOLDING PROVISION

13.3.10.2.2.1 Where the symbol “H” appears on a zoning map following the zone symbol R3-10, those lands shall not be developed and no *buildings* or *structures* shall be erected or *altered* unless this By-Law has been amended to remove the “H” symbol.

13.3.10.2.2.2 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

To ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.

13.3.10.3 That all provisions of the ‘R3’ Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 02-2025-Z)